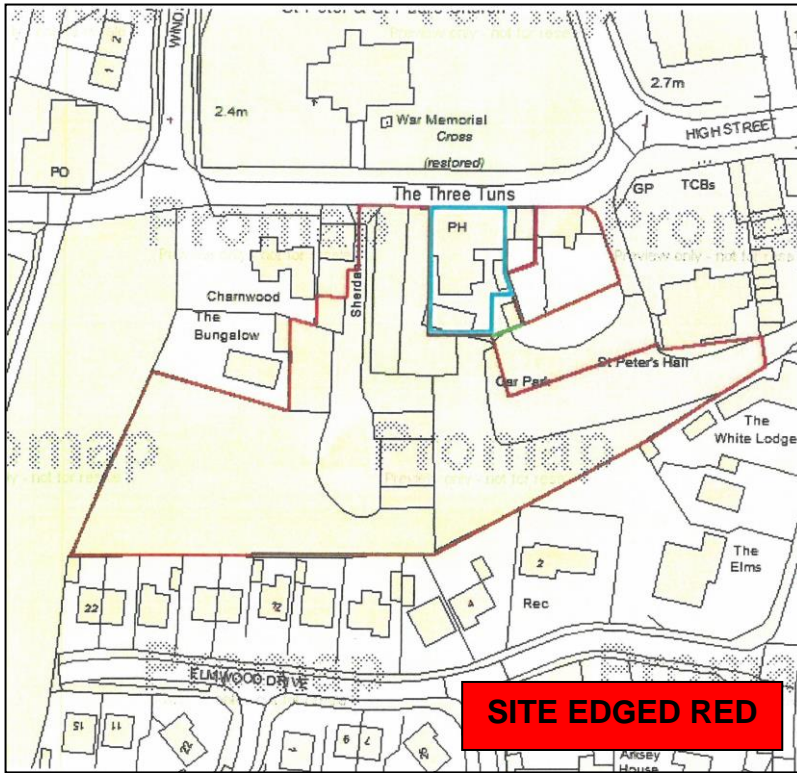


RESIDENTIAL DEVELOPMENT SITE Behind The Three Tuns) HIGH STREET, INGOLDMELLS, SKEGNESS, LINCS, PE25 1PW



SITE WITH SECURED PLANNING PERMISSION AND APPROVAL OF RESERVED MATTERS FOR 29 DWELLINGS. NO AFFORDABLE HOUSING

- Prime seaside village centre location
- Existing sheds/workshop to be demolished
- Entrance road constructed
- Potential second entrance road and land available for site compound by negotiation
- Option to buy the charming Three Tuns pub with secured planning permission for change/conversion to 4 Houses on the road frontage

PRICE:- O.I.R.O £500,000

TURNER
 EVANS
 STEVENS
 LIMITED
 Estate Agents
 Valuers
 Auctioneers
 Surveyors

GRIMSBY
 21 St Mary's Gate DN31 1JE
 T 01472 362020 F 362040

LINCOLN
 12 Newland LN1 1XD
 T 01522 511665 F 511830

LOUTH
 6 Cornmarket LN11 9PY
 T 01507 601633 F 603917

Also
 1 Queen Street LN11 9AU
 T 01507 602264 F 600036

MABLETHORPE
 16b Victoria Road LN12 2AQ
 T 01507 473476 F 479852

SKEGNESS
 32 Roman Bank PE25 2SL
 T 01754 766061 F 610382

SPILSBY
 34 High Street PE23 5JH
 T 01790 752151 F 754537

SUTTON ON SEA
 2 Evergreen Walk
 High Street LN12 2SW
 T 01507 441166 F 443481

WOODHALL SPA
 10 The Broadway LN10 6ST
 T 01526 354111 F 354222

www.tes-property.co.uk

Registered in England 03710262

LOCATION

Ingoldmells is a vibrant and thriving seaside village holiday resort some 4 miles north of Skegness on the A52 which has seen significant growth in residential and holiday amenities. From Turner Evans Stevens follow Roman Bank northwards to Ingoldmells, through the village centre and turn left into High Street.

The site is located in the centre of the village to the west of St Peters village Hall and to the rear of the Three Tuns Public House (available by separate negotiation). The village Post Office, Church, shops and buses are all in close proximity. The access to the West of The Three Tuns has been widened and constructed.

TENURE

Freehold. The existing Shops, Sheds, Workshops and garage are to be demolished by the purchasers.

SERVICES

The prospective purchasers to satisfy themselves regarding location and connection charges of same.

VIEWING

By prior appointment with Turner Evans Stevens office in Skegness as access to the existing buildings is required. With care, prospective purchasers can view the parts of the site that have public access.

OUTLINE PLANNING PERMISSION

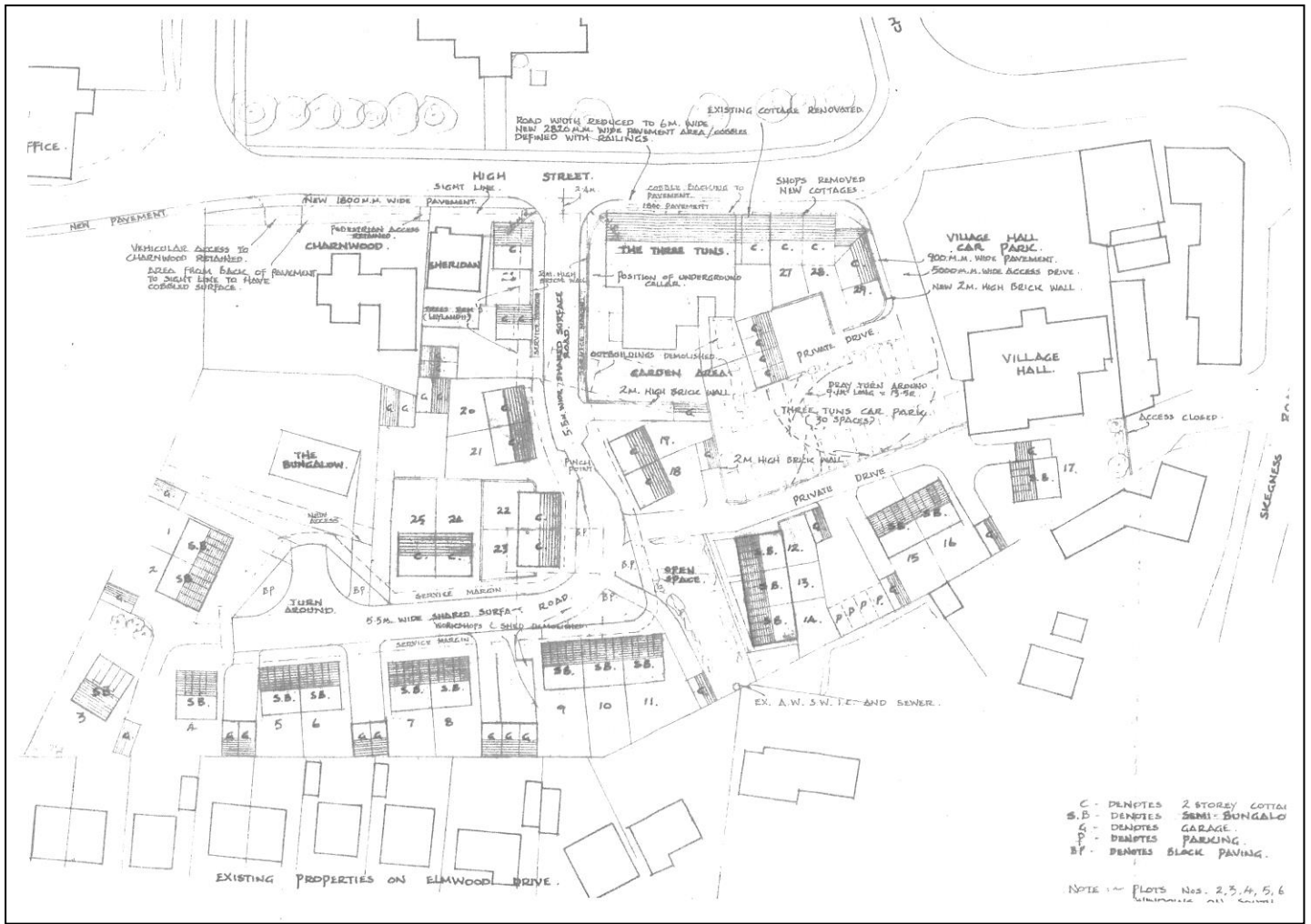
S/090/00821/05 dated 29/06/2005. Outline erection of 29 no dwellings with garages on site on existing shops, sheds, workshops and garage to be demolished (with details of siting to be considered) in accordance with an amended plan received by the Local Planning Authority from the applicants agent on 31st May 2005.

APPROVAL OF RESERVED MATTERS

S/090/01210/08 dated 15/08/2008. Detailed particulars relating to the erection of 1 no. detached houses, 1 no. block of 3 no. houses, 2 no. blocks of 3 no. dormer bungalows, 4 no. pairs of semi detached dormer bungalows, (total 29no. dwellings) erection of 22 no. garages, provision of parking, erection of fencing to a maximum height of 1.8m and construction of an estate road (Outline planning permission reference no. S/090/821/05 – Outline erection of 29no. dwellings with garages on site of existing shops, sheds, workshops and garage to be demolished (with details of siting to be considered) in accordance with an amended plan received by the Local Planning Authority from the applicants agent on 31st may, 2005 granted on 29th June 2005, in accordance with amended plans received by the Local Planning Authority by applicants agent on 13th august 2008.

APPROVAL TO REMOVE OR VARY A CONDITION

S/090/00110/18 dated 21/11/2018. Application to remove condition No.16 on planning permission reference no. S/090/00821/05 and condition 14 on planning permission reference number S/090/01210/08 both conditions relating to provision of affordable housing.



MEASUREMENTS are approximate with the metric conversion shown in brackets, taken wall to wall unless otherwise indicated.

INTERNET All our properties are advertised on our website at www.tes-property.co.uk and www.rightmove.co.uk. We can also be contacted by e-mail, see our website, but for a more personal service, please call in our telephone our offices.

DISCLAIMER Notice is hereby given that these particulars are set out for the guidance of proposed purchasers, and although due care is taken in their preparation and they are believed to be correct, proposed purchasers must not rely on them as statements of fact and must satisfy themselves by inspection or otherwise as to their correctness. These particulars are issued on the understanding that all negotiations are carried out through the agents Turner Evans Stevens but they do not constitute an offer or contract. Any price quoted in these particulars is subject to contract. No person employed by Turner Evans Stevens Limited has any authority to make or give any representation or warranty whatsoever in relation to this property.